039.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,000 / 796,000
					USE VALUE:	796,000 / 796,000
					ASSESSED:	796,000 / 796,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG PETER T
Owner 2:	YOUNG CANALI MARAIS
Owner 3:	
Street 1:	10 WELLESLEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIANG CHUEN SHOU & CHUN H -
Owner 2:	-
Street 1:	10 WELLESLEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 3003 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	405,500	700	389,800	796,000
Total Card	0.145	405,500	700	389,800	796,000
Total Parcel	0.145	405,500	700	389,800	796,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 265.07 | /Parcel: 265.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25555
GIS Ref
GIS Ref
Insp Date 07/23/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 039.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,300	700	6,300.	389,800	727,800	727,800	Year End Roll	12/18/2019
2019	101	FV	211,900	0	6,300.	353,200	565,100	565,100	Year End Roll	1/3/2019
2018	101	FV	211,900	0	6,300.	335,000	546,900	546,900	Year End Roll	12/20/2017
2017	101	FV	211,900	0	6,300.	292,300	504,200	504,200	Year End Roll	1/3/2017
2016	101	FV	211,900	0	6,300.	249,700	461,600	461,600	Year End	1/4/2016
2015	101	FV	198,400	0	6,300.	231,400	429,800	429,800	Year End Roll	12/11/2014
2014	101	FV	198,400	0	6,300.	191,800	390,200	390,200	Year End Roll	12/16/2013
2013	101	FV	198,400	0	6,300.	182,700	381,100	381,100		12/13/2012

!3176!

PRINT

Date	Time
12/10/20	18:29:18

LAST REV

Date	Time
07/24/20	11:09:54
danam	
3176	

USER DEFINED

Prior Id # 1:	25555
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIANG CHUEN SHO	47726-341		6/29/2006		446,000	No	No		
	18111-452		5/1/1987		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1000	Addition	144,000	O				
9/2/2009	805	Renovate	20,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020	Measured	DGM	D Mann
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	372	PATRIOT
12/16/2006	MLS	HC	Helen Chinal
3/25/2000	Inspected	201	PATRIOT
2/17/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	64.	0.97	3									389,761						389,800	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,761 | Spl Credit | Total: 389,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13076925
Const Adj.:	1.04989493
Adj $ / SQ:	148.399
Other Features:	100053
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498162
Depreciation:	92658
Depreciated Total:	405504

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

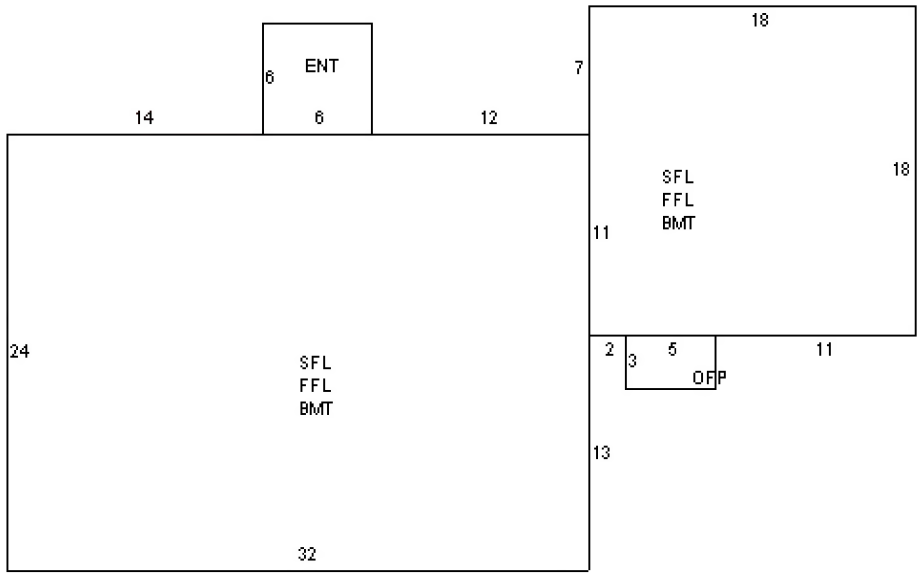
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.40
Special Features:	0	Val/Su Net:	121.88
Final Total:	405500	Val/Su SzAd	185.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	66.220	72,315
FFL	First Floor	1,092	148.400	162,051
SFL	Second Floor	1,092	148.400	162,051
ENT	ENTRY	36	27.720	998
OFP	Open Porch	15	46.200	693
Net Sketched Area:		3,327	Total:	398,108
Size Ad	2184	Gross Are	3327	FinArea 3003

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	FR	1980	0.00	T	39	101						
19	Patio	D	Y	1	10X22	A	AV	2000	3.95	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700